

**RESOURCE MANAGEMENT ACT 1991  
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON  
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

**Clause 8 of Schedule 1, Resource Management Act 1991**

To: Central Otago District Council  
PO Box 122  
Alexandra 9340



**SUBMITTER: Highlands Motorsport Park Limited (Highlands)**

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of the Public Health South, submitter no 285.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

**Summary**

5. PC13 is located within a rural area that has lawfully established activities. The development enabled by PC13 will result in reverse sensitivity effects that cannot be avoided, remedied or mitigated. PHS have raised further concerns, particularly in relation to the health and safety of future residents.

*Specific Points*

6. Highlands support the following submission points; 285/1, 285/2, 285/3, 285/4, 285/5, 285/6, 285/7, 285/8, 285/9, 285/10, 285/12, 285/13, 285//14 and 285/15. We provide a summary of these reasons below:
  - (a) PHS identify the importance of reducing the adverse effects on the health and safety of the community pursuant to the New Zealand Public Health and Disability Act 2000 and the Health Act 1956.
  - (b) PHS supported the original application for Motorsport Park on the basis that the consent would not detrimentally effect the rural environment. The introduction of a high density development fundamentally alters the environment on which this support was provided.

- (c) The application does not avoid remedy or mitigate the reverse sensitivity effects of the development. Noise associated with the operation of Highlands and the Speedway is significant, and exposure to it for a prolonged duration is likely to have significant reverse sensitivity effects
- (d) The proposal does not enable the maintenance and enhancement of amenity values. The proposed objective, policy and rule framework are deficient.
- (e) The proposal does not enable the people or the community or provide for their social, economic and cultural wellbeing.
- (f) The proposal does not adequately address the reverse sensitivity effects of noise and spray drift resulting from the operation of the established orchards. This includes:
  - (i) Deficient setback from boundaries;
  - (ii) Deficiency of no-complaints covenants;
- (g) Adequate provision for outdoor recreation has not been provided. Physical activity is associated with many positive outcomes for individuals, including reducing the risk of depression and chronic diseases like heart disease and diabetes. In addition it also provides a number of community benefits such as increased productivity in local work places and improved perception of community safety as there are more people around in public places and increased liveability in the local areas.

**Relief Sought**

- 7. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
  - (a) PC13 is refused.



.....  
**Date: 29 October 2018**

B Irving / D McLachlan

Solicitor for Submitter

**Address:** Gallaway Cook Allan, Lawyers  
PO Box 143,  
Dunedin 9054

**Phone:** 03 477 7312

**Email:** [bridget.irving@gallawaycookallan.co.nz](mailto:bridget.irving@gallawaycookallan.co.nz)  
[derek.mclachlan@gallawaycookallan.co.nz](mailto:derek.mclachlan@gallawaycookallan.co.nz)